HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: July 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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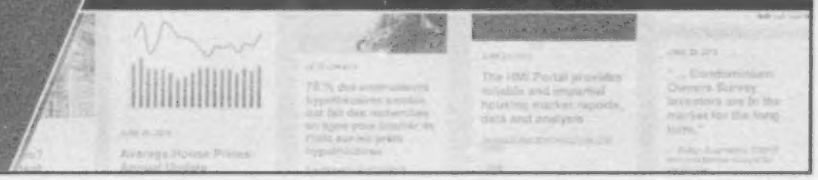

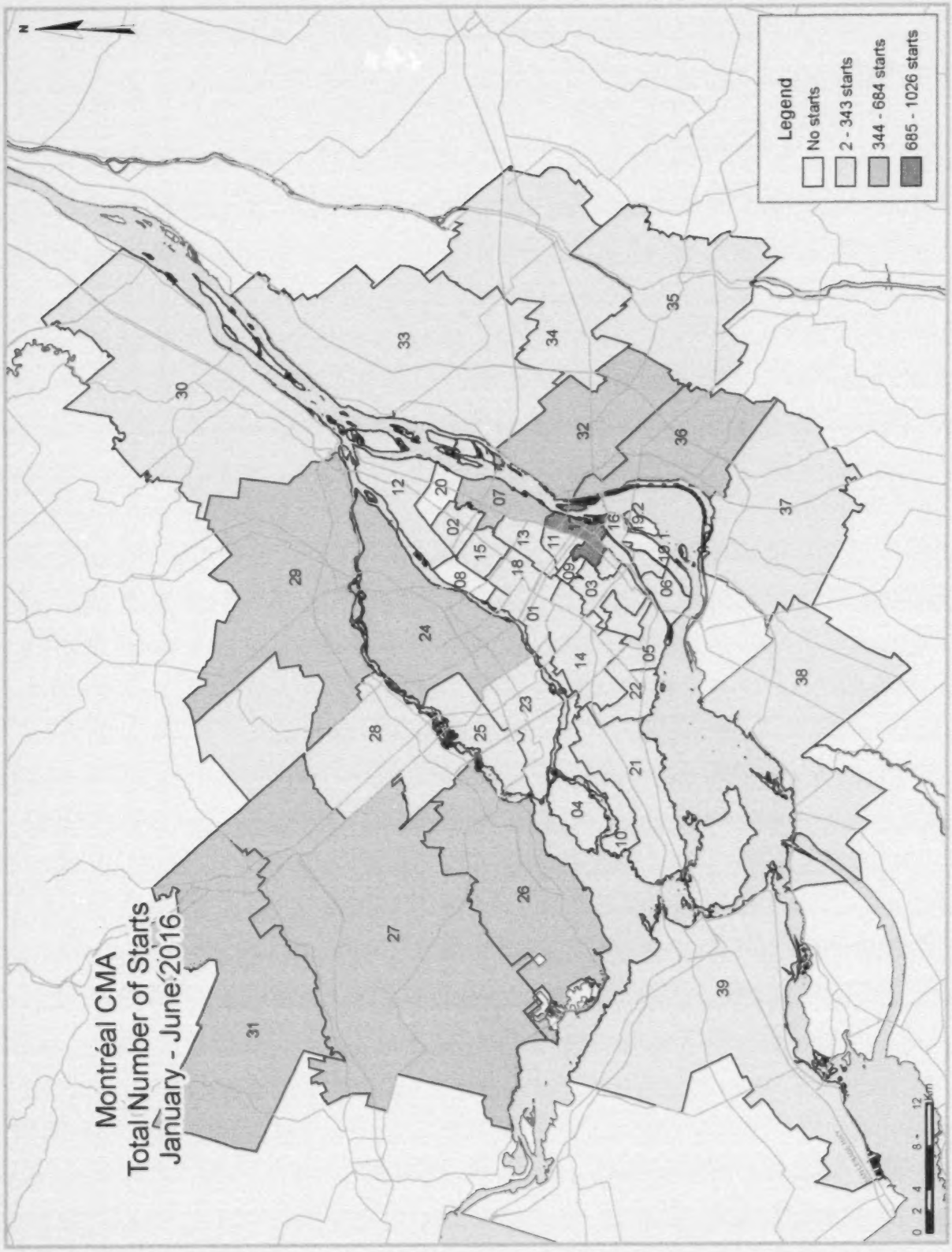
Montréal CMA
Total Number of Starts
January - June 2016
Legend
No starts
2 - 343 starts
344 - 684 starts
685 - 1026 starts
N
0 2 4 8 12 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) June 2016		
Montreal CMA[1]	May 2016	June 2016
Trend[2]	16,294	15,087
SAAR	23,044	17,003
	June 2015	June 2016
Actual		
June - Single-Detached	235	304
June - Multiples	1,880	1,172
June - Total	2,115	1,476
January to June - Single-Detached	1,103	1,176
January to June - Multiples	5,571	6,334
January to June - Total	6,674	7,510

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2016	304	78	86	0	44	745	0	219	1,476
June 2015	235	54	51	0	31	866	0	878	2,115
% Change	29.4	44.4	68.6	n/a	41.9	-14.0	n/a	-75.1	-30.2
Year-to-date 2016	1,176	406	387	0	226	2,419	0	2,723	7,510
Year-to-date 2015	1,103	298	275	0	140	2,681	2	2,155	6,674
% Change	6.6	36.2	40.7	n/a	61.4	-9.8	-100.0	26.4	12.5
UNDER CONSTRUCTION									
June 2016	1,009	382	531	0	397	9,112	4	6,917	19,038
June 2015	1,015	340	520	0	208	10,484	2	4,190	17,351
% Change	-0.6	12.4	2.1	n/a	90.9	-13.1	100.0	65.1	9.7
COMPLETIONS									
June 2016	272	88	74	0	64	1,043	0	1,149	2,856
June 2015	219	58	90	0	0	881	0	118	1,366
% Change	24.2	51.7	-17.8	n/a	n/a	18.4	n/a	**	109.1
Year-to-date 2016	988	306	284	0	165	3,501	7	3,313	8,782
Year-to-date 2015	1,134	264	388	0	43	2,632	0	1,395	5,856
% Change	-12.9	15.9	-26.8	n/a	**	33.0	n/a	137.5	50.0
COMPLETED & NOT ABSORBED									
June 2016	320	198	174	0	87	2,204	n/a	n/a	2,983
June 2015	468	227	271	0	53	2,617	n/a	n/a	3,636
% Change	-31.6	-12.8	-35.8	n/a	64.2	-15.8	n/a	n/a	-18.0
ABSORBED									
June 2016	314	94	82	0	34	1 025	n/a	n/a	1,549
June 2015	214	84	81	0	4	803	n/a	n/a	1,186
% Change	46.7	11.9	1.2	n/a	**	27.6	n/a	n/a	30.6
Year-to-date 2016	1,030	308	298	0	141	3,784	n/a	n/a	5,561
Year-to-date 2015	1,032	267	301	0	32	2,822	n/a	n/a	4,454
% Change	-0.2	15.4	-1.0	n/a	**	34.1	n/a	n/a	24.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
June 2016	19	4	30	0	19	352	0	26	450
June 2015	18	6	8	0	10	391	0	82	515
Laval									
June 2016	20	0	7	0	0	0	0	6	33
June 2015	25	4	10	0	14	42	0	6	101
North Shore									
June 2016	151	22	13	0	17	311	0	121	635
June 2015	105	18	18	0	7	205	0	416	769
South Shore									
June 2016	85	50	23	0	8	72	0	28	266
June 2015	63	22	4	0	0	228	0	353	670
Vaudreuil-Soulanges									
June 2016	29	2	13	0	0	10	0	38	92
June 2015	24	4	11	0	0	0	0	21	60
Montréal CMA									
June 2016	304	78	86	0	44	745	0	219	1,476
June 2015	235	54	51	0	31	866	0	878	2,115
UNDER CONSTRUCTION									
Island of Montréal									
June 2016	86	30	140	0	176	5,775	4	2,739	9,391
June 2015	78	38	147	0	13	6,609	0	1,736	9,047
Laval									
June 2016	78	6	33	0	10	823	0	625	1,575
June 2015	92	26	63	0	20	612	2	47	1,028
North Shore									
June 2016	404	88	109	0	128	1,254	0	1,788	3,936
June 2015	463	92	136	0	75	1,770	0	1,008	3,544
South Shore									
June 2016	342	242	142	0	32	1,053	0	1,388	3,279
June 2015	286	168	101	0	91	1,427	0	1,318	3,391
Vaudreuil-Soulanges									
June 2016	99	16	107	0	51	207	0	377	857
June 2015	96	16	73	0	9	66	0	81	341
Montréal CMA									
June 2016	1,009	382	531	0	397	9,112	4	6,917	19,038
June 2015	1,015	340	520	0	208	10,484	2	4,190	17,351

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
June 2016	13	12	28	0	20	689	0	91	853
June 2015	19	2	20	0	0	661	0	0	702
Laval									
June 2016	20	8	13	0	6	56	0	70	339
June 2015	27	8	4	0	0	10	0	3	52
North Shore									
June 2016	134	20	11	0	38	150	0	475	828
June 2015	85	26	32	0	0	73	0	74	290
South Shore									
June 2016	62	46	22	0	0	144	0	499	773
June 2015	44	18	22	0	0	56	0	29	169
Vaudreuil-Soulanges									
June 2016	43	2	0	0	0	4	0	14	63
June 2015	44	4	12	0	0	81	0	12	153
Montréal CMA									
June 2016	272	88	74	0	64	1,043	0	1,149	2,856
June 2015	219	58	90	0	0	881	0	118	1,366
COMPLETED & NOT ABSORBED									
Island of Montréal									
June 2016	13	12	12	0	7	578	n/a	n/a	622
June 2015	13	28	45	0	1	1,062	n/a	n/a	1,149
Laval									
June 2016	43	33	28	0	15	428	n/a	n/a	547
June 2015	56	44	66	0	6	342	n/a	n/a	514
North Shore									
June 2016	190	58	82	0	59	721	n/a	n/a	1,110
June 2015	290	67	101	0	30	579	n/a	n/a	1,067
South Shore									
June 2016	56	92	34	0	3	440	n/a	n/a	625
June 2015	87	83	52	0	13	549	n/a	n/a	784
Vaudreuil-Soulanges									
June 2016	18	3	18	0	3	37	n/a	n/a	79
June 2015	22	5	7	0	3	85	n/a	n/a	122
Montréal CMA									
June 2016	320	198	174	0	87	2,204	n/a	n/a	2,983
June 2015	468	227	271	0	53	2,617	n/a	n/a	3,636

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket June 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
June 2016	13	11	27	0	20	711	n/a	n/a	782
June 2015	23	11	33	0	3	562	n/a	n/a	632
Laval									
June 2016	18	7	12	0	1	1	n/a	n/a	39
June 2015	14	5	1	0	0	8	n/a	n/a	28
North Shore									
June 2016	159	33	11	0	7	159	n/a	n/a	369
June 2015	78	23	15	0	0	52	n/a	n/a	168
South Shore									
June 2016	81	38	25	0	5	147	n/a	n/a	296
June 2015	49	35	17	0	1	110	n/a	n/a	212
Vaudreuil-Soulanges									
June 2016	43	5	7	0	1	7	n/a	n/a	63
June 2015	50	10	15	0	0	71	n/a	n/a	146
Montréal CMA									
June 2016	314	94	82	0	34	1,025	n/a	n/a	1,549
June 2015	214	84	81	0	4	803	n/a	n/a	1,186

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	**	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Zone 1	0	1	0	0	0	6	193	31	193	38	**
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	14	0	14	-100.0
Zone 4	4	1	0	0	0	0	0	0	4	1	**
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	4	10	6	0	12	10	22	-54.5
Zone 7	3	4	0	0	0	4	26	37	29	45	-35.6
Zone 8	0	2	0	2	0	0	0	4	0	8	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	8	0	0	0	8	1	**
Zone 11	0	0	0	0	0	0	16	11	16	11	45.5
Zone 12	2	7	4	0	0	0	12	7	18	14	28.6
Zone 13	0	0	0	0	0	0	22	119	22	119	-81.5
Zone 14	1	0	0	0	8	0	8	0	17	0	n/a
Zone 15	0	0	0	0	0	0	0	2	0	2	-100.0
Zone 16	0	0	0	0	0	0	3	14	3	14	-78.6
Zone 17	0	0	0	0	0	0	100	4	100	4	**
Zone 18	0	0	0	0	0	0	0	2	0	2	-100.0
Zone 19.1	0	0	0	0	0	0	0	24	0	24	-100.0
Zone 19.2	0	0	0	0	0	0	0	194	0	194	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	6	1	0	0	6	0	0	0	12	1	**
Zone 22	3	1	0	0	15	0	0	0	18	1	**
Zone 23	11	11	0	2	0	10	3	0	14	23	-39.1
Zone 24	5	8	0	0	5	14	3	39	13	61	-78.7
Zone 25	4	6	0	2	0	0	2	9	6	17	-64.7
Zone 26	25	12	0	2	5	5	164	3	194	22	**
Zone 27	36	26	6	0	3	0	124	28	169	54	**
Zone 28	13	12	0	6	0	0	12	559	25	577	-95.7
Zone 29	25	28	8	6	18	16	46	10	97	60	61.7
Zone 30	13	8	0	4	4	0	8	5	25	17	47.1
Zone 31	39	19	8	0	0	0	78	20	125	39	**
Zone 32	12	5	4	0	10	0	51	77	77	82	-6.1
Zone 33	16	10	6	2	0	0	8	74	30	86	-65.1
Zone 34	17	9	0	0	0	0	21	13	38	22	72.7
Zone 35	17	17	14	14	0	0	0	149	31	180	-82.8
Zone 36	5	4	8	4	6	4	10	95	29	107	-72.9
Zone 37	9	11	14	0	11	0	12	24	46	35	31.4
Zone 38	9	7	4	2	0	0	2	149	15	158	-90.5
Zone 39	29	24	2	4	11	11	50	21	92	60	53.3
Montréal CMA	304	235	78	54	120	76	974	1,750	1,476	2,115	-30.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	1	0	0	0	6	195	65	197	72	173.6
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	1	0	0	0	3	111	46	111	50	122.0
Zone 4	14	8	0	0	0	0	0	0	14	8	75.0
Zone 5	0	0	0	0	0	0	6	111	6	111	-94.6
Zone 6	0	0	2	6	36	6	170	27	208	39	**
Zone 7	8	4	14	0	0	4	624	85	646	93	**
Zone 8	0	3	0	4	0	0	0	10	0	17	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	5	0	0	12	4	0	0	12	9	33.3
Zone 11	0	0	0	2	0	0	62	53	62	55	12.7
Zone 12	7	10	4	6	0	7	42	35	53	58	-8.6
Zone 13	0	1	0	0	20	22	121	171	141	194	-27.3
Zone 14	3	1	0	0	8	9	16	31	27	41	-34.1
Zone 15	6	3	4	0	0	0	0	2	10	5	100.0
Zone 16	1	0	0	0	6	0	33	204	40	204	-80.4
Zone 17	0	1	2	0	3	0	1,021	458	1,026	459	123.5
Zone 18	1	1	0	0	0	0	115	25	116	26	**
Zone 19.1	0	1	0	0	0	0	0	28	0	29	-100.0
Zone 19.2	0	0	0	0	0	0	0	194	0	194	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	12	12	0	0	20	0	0	0	32	12	166.7
Zone 22	5	8	0	2	27	0	0	3	32	13	146.2
Zone 23	31	32	8	8	8	10	17	70	64	120	-46.7
Zone 24	25	33	4	6	19	34	338	255	386	328	17.7
Zone 25	29	19	6	18	0	10	54	9	89	56	58.9
Zone 26	90	60	24	8	34	9	437	77	585	154	**
Zone 27	172	162	10	6	60	14	216	161	458	343	33.5
Zone 28	54	41	2	14	14	26	176	622	246	703	-65.0
Zone 29	83	99	48	20	89	52	211	29	431	200	115.5
Zone 30	44	63	10	32	16	6	23	22	93	123	-24.4
Zone 31	119	109	34	16	0	16	201	208	354	349	1.4
Zone 32	47	46	24	16	58	40	235	197	364	299	21.7
Zone 33	46	33	22	2	0	4	136	193	204	232	-12.1
Zone 34	36	44	2	2	4	0	82	62	124	108	14.8
Zone 35	88	73	66	34	0	4	118	199	272	310	-12.3
Zone 36	33	20	22	20	20	24	401	382	476	446	6.7
Zone 37	42	42	62	42	36	30	55	238	195	352	-44.6
Zone 38	40	35	26	24	8	4	49	536	123	599	-79.5
Zone 39	138	132	8	14	83	39	82	78	311	263	18.3
Montréal CMA	1,176	1,103	406	302	581	383	5,347	4,886	7,510	6,674	12.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Zone 1	0	6	0	0	193	0	0	31
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	14
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	10	6	0	0	0	12	0	0
Zone 7	0	4	0	0	9	33	17	4
Zone 8	0	0	0	0	0	0	0	4
Zone 9	0	0	0	0	0	0	0	0
Zone 10	8	0	0	0	0	0	0	0
Zone 11	0	0	0	0	10	5	6	6
Zone 12	0	0	0	0	12	0	0	7
Zone 13	0	0	0	0	22	111	0	8
Zone 14	8	0	0	0	8	0	0	0
Zone 15	0	0	0	0	0	2	0	0
Zone 16	0	0	0	0	0	10	3	4
Zone 17	0	0	0	0	100	0	0	4
Zone 18	0	0	0	0	0	2	0	0
Zone 19.1	0	0	0	0	0	24	0	0
Zone 19.2	0	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	0	0	0	0	0	0	0
Zone 22	15	0	0	0	0	0	0	0
Zone 23	0	10	0	0	0	0	3	0
Zone 24	5	14	0	0	0	39	3	0
Zone 25	0	0	0	0	2	3	0	6
Zone 26	5	5	0	0	163	0	1	3
Zone 27	3	0	0	0	109	10	15	18
Zone 28	0	0	0	0	0	185	12	374
Zone 29	18	16	0	0	23	10	23	0
Zone 30	4	0	0	0	0	4	8	1
Zone 31	0	0	0	0	16	0	62	20
Zone 32	10	0	0	0	43	16	8	61
Zone 33	0	0	0	0	0	24	8	50
Zone 34	0	0	0	0	21	7	0	6
Zone 35	0	0	0	0	0	84	0	65
Zone 36	6	4	0	0	10	50	0	45
Zone 37	11	0	0	0	0	18	12	6
Zone 38	0	0	0	0	2	29	0	120
Zone 39	11	11	0	0	12	0	38	21
Montréal CMA	120	76	0	0	755	872	219	870

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	195	34	0	31
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	2	32	109	14
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	111	0	0
Zone 6	36	6	0	0	50	18	120	9
Zone 7	0	4	0	0	35	81	582	4
Zone 8	0	0	0	0	0	0	0	10
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	4	0	0	0	0	0	0
Zone 11	0	0	0	0	24	27	38	6
Zone 12	0	7	0	0	36	28	6	7
Zone 13	20	22	0	0	115	155	6	16
Zone 14	8	9	0	0	16	31	0	0
Zone 15	0	0	0	0	0	2	0	0
Zone 16	6	0	0	0	5	200	28	4
Zone 17	3	0	0	0	353	454	582	4
Zone 18	0	0	0	0	115	15	0	10
Zone 19.1	0	0	0	0	0	28	0	0
Zone 19.2	0	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	20	0	0	0	0	0	0	0
Zone 22	27	0	0	0	0	0	0	3
Zone 23	8	10	0	0	14	58	3	12
Zone 24	19	34	0	0	301	66	37	189
Zone 25	0	10	0	0	20	3	34	6
Zone 26	34	9	0	0	220	63	217	14
Zone 27	60	14	0	0	137	90	79	71
Zone 28	14	26	0	0	10	223	166	399
Zone 29	89	52	0	0	157	21	54	8
Zone 30	16	6	0	0	8	4	15	18
Zone 31	0	16	0	0	48	74	153	134
Zone 32	58	40	0	0	152	75	83	122
Zone 33	0	4	0	0	31	94	25	99
Zone 34	4	0	0	0	54	43	28	19
Zone 35	0	4	0	0	49	130	69	69
Zone 36	20	24	0	0	250	183	151	199
Zone 37	36	30	0	0	8	122	47	116
Zone 38	8	4	0	0	16	36	33	500
Zone 39	83	39	0	0	24	16	58	62
Montréal CMA	581	383	0	0	2,451	2,711	2,723	2,155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Zone 1	0	7	193	0	0	31	193	38
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	14	0	14
Zone 4	4	1	0	0	0	0	4	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	4	10	18	0	0	10	22
Zone 7	5	4	7	37	17	4	29	45
Zone 8	0	4	0	0	0	4	0	8
Zone 9	0	0	0	0	0	0	0	0
Zone 10	8	1	0	0	0	0	8	1
Zone 11	0	0	10	5	6	6	16	11
Zone 12	6	7	12	0	0	7	18	14
Zone 13	0	0	22	111	0	8	22	119
Zone 14	9	0	8	0	0	0	17	0
Zone 15	0	0	0	2	0	0	0	2
Zone 16	0	0	0	10	3	4	3	14
Zone 17	0	0	100	0	0	4	100	4
Zone 18	0	2	0	0	0	0	0	2
Zone 19.1	0	0	0	24	0	0	0	24
Zone 19.2	0	0	0	194	0	0	0	194
Zone 20	0	0	0	0	0	0	0	0
Zone 21	12	1	0	0	0	0	12	1
Zone 22	9	1	9	0	0	0	18	1
Zone 23	11	23	0	0	3	0	14	23
Zone 24	10	8	0	53	3	0	13	61
Zone 25	6	8	0	3	0	6	6	17
Zone 26	30	19	163	0	1	3	194	22
Zone 27	42	30	112	6	15	18	169	54
Zone 28	13	18	0	185	12	374	25	577
Zone 29	41	43	33	17	23	0	97	60
Zone 30	13	12	4	4	8	1	25	17
Zone 31	47	19	16	0	62	20	125	39
Zone 32	26	5	43	16	8	61	77	82
Zone 33	22	12	0	24	8	50	30	86
Zone 34	17	9	21	7	0	6	38	22
Zone 35	31	31	0	84	0	65	31	180
Zone 36	21	12	8	50	0	45	29	107
Zone 37	26	11	8	18	12	6	46	35
Zone 38	15	9	0	29	0	120	15	158
Zone 39	44	39	10	0	38	21	92	60
Montréal CMA	468	340	789	897	219	878	1,476	2,115

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	195	32	0	31	197	72
Zone 2	2	0	0	0	0	0	2	0
Zone 3	2	3	0	33	109	14	111	50
Zone 4	14	8	0	0	0	0	14	8
Zone 5	0	0	6	111	0	0	6	111
Zone 6	2	6	86	24	120	9	208	39
Zone 7	26	4	31	85	582	4	646	93
Zone 8	0	7	0	0	0	10	0	17
Zone 9	0	0	0	0	0	0	0	0
Zone 10	12	9	0	0	0	0	12	9
Zone 11	0	2	24	27	38	6	62	55
Zone 12	11	23	36	28	6	7	53	58
Zone 13	0	23	135	155	6	16	141	194
Zone 14	11	1	16	40	0	0	27	41
Zone 15	10	3	0	2	0	0	10	5
Zone 16	7	0	5	200	28	4	40	204
Zone 17	5	1	353	454	582	4	1,026	459
Zone 18	1	7	115	9	0	10	116	26
Zone 19.1	0	1	0	28	0	0	0	29
Zone 19.2	0	0	0	194	0	0	0	194
Zone 20	0	0	0	0	0	0	0	0
Zone 21	25	12	7	0	0	0	32	12
Zone 22	23	10	9	0	0	3	32	13
Zone 23	47	52	14	56	3	12	64	120
Zone 24	38	57	311	80	37	191	386	328
Zone 25	37	43	18	7	34	6	89	56
Zone 26	139	77	229	63	217	14	585	154
Zone 27	235	182	144	90	79	71	458	343
Zone 28	56	62	24	242	166	399	246	703
Zone 29	156	150	221	42	54	8	431	200
Zone 30	68	101	10	4	15	18	93	123
Zone 31	153	141	48	74	153	134	354	349
Zone 32	129	84	152	93	83	122	364	299
Zone 33	68	39	31	94	25	99	204	232
Zone 34	42	46	54	43	28	19	124	108
Zone 35	154	107	49	134	69	69	272	310
Zone 36	79	56	246	191	151	199	476	446
Zone 37	129	111	19	125	47	116	195	352
Zone 38	78	61	12	38	33	500	123	599
Zone 39	208	178	45	23	58	62	311	263
Montréal CMA	1,969	1,676	2,645	2,821	2,723	2,157	7,510	6,674

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	% Change
Zone 1	0	0	0	0	0	0	0	177	0	177	-100.0
Zone 2	0	0	2	0	0	0	3	0	5	0	n/a
Zone 3	0	0	0	0	3	0	35	4	38	4	**
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	161	10	161	10	**
Zone 7	1	1	4	2	11	0	12	6	28	9	**
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	44	0	44	0	n/a
Zone 10	0	2	0	0	0	0	0	40	0	42	-100.0
Zone 11	0	0	0	0	0	0	7	59	7	59	-88.1
Zone 12	5	4	6	0	0	0	6	0	17	4	**
Zone 13	0	0	0	0	0	0	6	10	6	10	-40.0
Zone 14	1	1	0	0	19	18	0	0	20	19	5.3
Zone 15	1	2	0	0	0	0	0	0	1	2	-50.0
Zone 16	0	0	0	0	0	0	160	133	160	133	20.3
Zone 17	0	0	0	0	0	0	302	163	302	163	85.3
Zone 18	0	1	0	0	0	0	32	0	32	1	**
Zone 19.1	0	0	0	0	0	0	15	4	15	4	**
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 21	3	6	0	0	6	0	0	51	9	57	-84.2
Zone 22	1	1	0	0	6	0	0	0	7	1	**
Zone 23	6	9	2	0	7	0	114	3	129	12	**
Zone 24	5	9	2	6	6	0	166	7	179	22	**
Zone 25	9	9	4	2	6	4	12	3	31	18	72.2
Zone 26	24	16	2	2	0	0	17	37	43	55	-21.8
Zone 27	35	32	0	0	0	0	13	41	48	73	-34.2
Zone 28	9	4	0	4	0	12	60	17	69	37	86.5
Zone 29	18	12	10	4	45	20	429	16	502	52	**
Zone 30	19	10	8	8	0	0	18	3	45	21	114.3
Zone 31	29	11	0	8	4	0	88	33	121	52	132.7
Zone 32	12	6	12	0	10	0	19	28	53	34	55.9
Zone 33	9	4	0	0	0	0	21	17	30	21	42.9
Zone 34	1	8	4	0	0	0	40	10	45	18	150.0
Zone 35	17	5	16	8	0	3	19	4	52	20	160.0
Zone 36	7	5	4	4	4	4	253	20	268	33	**
Zone 37	6	11	4	2	8	11	8	10	26	34	-23.5
Zone 38	10	5	6	4	0	0	283	0	299	9	**
Zone 39	43	44	2	4	0	10	18	95	63	153	-58.8
Montréal CMA	272	219	88	58	135	82	2,361	1,007	2,856	1,366	109.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	3	0	6	0	0	34	259	36	268	-86.6
Zone 2	0	0	2	0	0	0	3	0	5	0	n/a
Zone 3	0	1	0	0	3	0	171	217	174	218	-20.2
Zone 4	3	5	0	0	0	0	0	0	3	5	-40.0
Zone 5	1	0	0	0	0	0	60	10	61	10	**
Zone 6	1	1	4	0	31	19	161	285	197	305	-35.4
Zone 7	9	2	8	4	11	7	58	127	86	140	-38.6
Zone 8	3	1	0	0	0	0	22	0	25	1	**
Zone 9	0	0	0	0	0	0	57	0	57	0	n/a
Zone 10	0	15	0	0	0	0	0	40	0	55	-100.0
Zone 11	0	2	0	0	0	0	44	75	44	77	-42.9
Zone 12	18	8	8	2	0	0	28	20	54	30	80.0
Zone 13	0	2	0	0	0	9	809	41	809	52	**
Zone 14	4	11	0	0	25	43	13	112	42	166	-74.7
Zone 15	5	5	4	4	0	0	359	0	368	9	**
Zone 16	0	0	0	0	0	0	196	292	196	292	-32.9
Zone 17	0	1	0	0	0	0	1,002	428	1,002	429	133.6
Zone 18	2	2	0	0	0	0	142	37	144	39	**
Zone 19.1	0	1	0	0	0	0	15	66	15	67	-77.6
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 21	10	22	0	4	22	0	81	51	113	77	46.8
Zone 22	11	12	0	0	6	22	30	6	47	40	17.5
Zone 23	17	34	6	8	13	8	206	208	242	258	-6.2
Zone 24	21	38	4	10	14	21	292	82	331	151	119.2
Zone 25	18	30	10	12	11	14	56	11	95	67	41.8
Zone 26	68	68	22	2	9	0	163	147	262	217	20.7
Zone 27	118	150	4	10	22	8	143	140	287	308	-6.8
Zone 28	57	45	10	12	14	18	199	79	280	154	81.8
Zone 29	79	89	34	22	67	59	579	63	759	233	**
Zone 30	52	52	16	12	6	10	136	44	210	118	78.0
Zone 31	121	126	14	8	4	10	203	135	342	279	22.6
Zone 32	47	37	22	14	17	25	341	248	427	324	31.8
Zone 33	24	25	12	4	0	0	87	162	123	191	-35.6
Zone 34	26	36	8	2	0	9	109	49	143	96	49.0
Zone 35	63	38	38	26	0	6	218	94	319	164	94.5
Zone 36	23	27	14	12	16	10	362	74	415	123	**
Zone 37	28	34	36	50	46	27	139	76	249	187	33.2
Zone 38	34	59	10	22	4	9	430	147	478	237	101.7
Zone 39	130	151	20	18	85	60	107	227	342	456	-25.0
Montréal CMA	995	1,134	306	264	426	394	7,055	4,064	8,782	5,856	50.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Zone 1	0	0	0	0	0	177	0	0
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	0	4	35	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	161	10	0	0
Zone 7	11	0	0	0	0	6	12	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	44	0	0	0
Zone 10	0	0	0	0	0	40	0	0
Zone 11	0	0	0	0	0	59	7	0
Zone 12	0	0	0	0	3	0	3	0
Zone 13	0	0	0	0	4	10	2	0
Zone 14	19	18	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	160	133	0	0
Zone 17	0	0	0	0	302	163	0	0
Zone 18	0	0	0	0	0	0	32	0
Zone 19.1	0	0	0	0	15	4	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	6	0	0
Zone 21	6	0	0	0	0	51	0	0
Zone 22	6	0	0	0	0	0	0	0
Zone 23	7	0	0	0	56	0	58	3
Zone 24	6	0	0	0	0	7	0	0
Zone 25	6	4	0	0	0	3	12	0
Zone 26	0	0	0	0	14	26	3	11
Zone 27	0	0	0	0	3	12	10	29
Zone 28	0	12	0	0	14	16	46	1
Zone 29	45	20	0	0	80	16	349	0
Zone 30	0	0	0	0	3	0	15	3
Zone 31	4	0	0	0	36	3	52	30
Zone 32	10	0	0	0	6	8	13	20
Zone 33	0	0	0	0	4	16	17	1
Zone 34	0	0	0	0	0	10	40	0
Zone 35	0	3	0	0	10	0	9	4
Zone 36	4	4	0	0	106	20	147	0
Zone 37	8	11	0	0	0	6	8	4
Zone 38	0	0	0	0	18	0	265	0
Zone 39	0	10	0	0	4	83	14	12
Montréal CMA	135	82	0	0	1,046	889	1,149	118

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	180	0	79
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	122	217	49	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	60	10	0	0
Zone 6	31	19	0	0	161	135	0	150
Zone 7	11	7	0	0	43	87	15	40
Zone 8	0	0	0	0	4	0	18	0
Zone 9	0	0	0	0	57	0	0	0
Zone 10	0	0	0	0	0	40	0	0
Zone 11	0	0	0	0	31	74	13	1
Zone 12	0	0	0	0	19	20	9	0
Zone 13	0	9	0	0	327	35	482	6
Zone 14	25	43	0	0	13	112	0	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	192	277	4	15
Zone 17	0	0	0	0	824	163	126	265
Zone 18	0	0	0	0	6	3	136	0
Zone 19.1	0	0	0	0	15	66	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	12	0	0
Zone 21	22	0	0	0	81	51	0	0
Zone 22	6	22	0	0	30	0	0	6
Zone 23	13	8	0	0	133	110	73	98
Zone 24	14	21	0	0	119	63	7	19
Zone 25	11	14	0	0	10	8	46	3
Zone 26	9	0	0	0	134	35	29	112
Zone 27	22	8	0	0	81	39	62	101
Zone 28	14	18	0	0	93	39	106	40
Zone 29	67	59	0	0	179	57	400	6
Zone 30	6	10	0	0	73	25	63	19
Zone 31	4	10	0	0	54	29	149	106
Zone 32	17	25	0	0	90	176	251	72
Zone 33	0	0	0	0	50	96	37	66
Zone 34	0	9	0	0	57	25	52	24
Zone 35	0	6	0	0	147	68	71	26
Zone 36	16	10	0	0	170	73	192	1
Zone 37	46	27	0	0	4	32	135	44
Zone 38	4	9	0	0	18	87	412	60
Zone 39	85	60	0	0	48	191	59	36
Montréal CMA	426	394	0	0	3,524	2,669	3,313	1,395

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015	June 2016	June 2015
Zone 1	0	0	0	177	0	0	0	177
Zone 2	5	0	0	0	0	0	5	0
Zone 3	0	0	3	4	35	0	38	4
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	161	10	0	0	161	10
Zone 7	5	3	11	6	12	0	28	9
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	44	0	0	0	44	0
Zone 10	0	2	0	40	0	0	0	42
Zone 11	0	0	0	59	7	0	7	59
Zone 12	11	4	3	0	3	0	17	4
Zone 13	0	2	4	8	2	0	6	10
Zone 14	20	19	0	0	0	0	20	19
Zone 15	1	2	0	0	0	0	1	2
Zone 16	0	0	160	133	0	0	160	133
Zone 17	0	0	302	163	0	0	302	163
Zone 18	0	1	0	0	32	0	32	1
Zone 19.1	0	0	15	4	0	0	15	4
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	6	0	0	0	6
Zone 21	3	6	6	51	0	0	9	57
Zone 22	7	1	0	0	0	0	7	1
Zone 23	15	9	56	0	58	3	129	12
Zone 24	7	15	6	7	0	0	179	22
Zone 25	19	15	0	3	12	0	31	18
Zone 26	26	18	14	26	3	11	43	55
Zone 27	35	32	3	12	10	29	48	73
Zone 28	9	20	14	16	46	1	69	37
Zone 29	35	36	118	16	349	0	502	52
Zone 30	27	18	3	0	15	3	45	21
Zone 31	33	19	36	3	52	30	121	52
Zone 32	34	8	6	6	13	20	53	34
Zone 33	9	4	4	16	17	1	30	21
Zone 34	5	8	0	10	40	0	45	18
Zone 35	33	16	10	0	9	4	52	20
Zone 36	15	15	106	18	147	0	268	33
Zone 37	18	24	0	6	8	4	26	34
Zone 38	16	9	18	0	265	0	299	9
Zone 39	45	60	4	81	14	12	63	153
Montréal CMA	434	367	1,107	881	1,149	118	2,856	1,366

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	34	180	0	79	36	268
Zone 2	5	0	0	0	0	0	5	0
Zone 3	0	1	125	217	49	0	174	218
Zone 4	3	5	0	0	0	0	3	5
Zone 5	1	0	60	10	0	0	61	10
Zone 6	5	20	192	135	0	150	197	305
Zone 7	17	13	54	87	15	40	86	140
Zone 8	3	1	4	0	18	0	25	1
Zone 9	0	0	57	0	0	0	57	0
Zone 10	0	15	0	40	0	0	0	55
Zone 11	0	4	31	72	13	1	44	77
Zone 12	26	10	19	20	9	0	54	30
Zone 13	0	15	327	31	482	6	809	52
Zone 14	23	54	19	112	0	0	42	166
Zone 15	9	9	42	0	317	0	368	9
Zone 16	0	0	192	277	4	15	196	292
Zone 17	0	1	824	163	126	265	1,002	429
Zone 18	2	2	6	37	136	0	144	39
Zone 19.1	0	1	15	66	0	0	15	67
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	12	0	0	0	12
Zone 21	18	26	95	51	0	0	113	77
Zone 22	17	34	30	0	0	6	47	40
Zone 23	30	42	139	118	73	98	242	258
Zone 24	25	69	133	63	7	19	331	151
Zone 25	39	61	10	3	46	3	95	67
Zone 26	94	70	138	35	30	112	262	217
Zone 27	160	168	65	39	62	101	287	308
Zone 28	73	77	99	37	108	40	280	154
Zone 29	138	152	221	75	400	6	759	233
Zone 30	76	74	71	25	63	19	210	118
Zone 31	135	144	54	29	153	106	342	279
Zone 32	86	75	90	177	251	72	427	324
Zone 33	36	29	50	96	37	66	123	191
Zone 34	34	47	57	25	52	24	143	96
Zone 35	101	70	147	68	71	26	319	164
Zone 36	53	51	170	71	192	1	415	123
Zone 37	110	113	4	30	135	44	249	187
Zone 38	48	90	18	87	412	60	478	237
Zone 39	209	233	74	187	59	36	342	456
Montréal CMA	1,578	1,786	3,666	2,675	3,320	1,395	8,782	5,856

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
June 2016	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
June 2015	1	5.9	2	11.8	4	23.5	2	11.8	8	47.1	17	-	-
Year-to-date 2016	4	9.3	3	7.0	10	23.3	9	20.9	17	39.5	43	-	-
Year-to-date 2015	2	3.1	8	12.5	12	18.8	9	14.1	33	51.6	64	-	741,750
Laval													
June 2016	0	0.0	0	0.0	5	38.5	3	23.1	5	38.5	13	-	-
June 2015	1	8.3	1	8.3	5	41.7	2	16.7	3	25.0	12	-	-
Year-to-date 2016	2	3.9	5	9.8	11	21.6	15	29.4	18	35.3	51	-	-
Year-to-date 2015	2	4.2	4	8.3	15	31.3	9	18.8	18	37.5	48	-	-
North Shore													
June 2016	23	18.5	57	46.0	30	24.2	7	5.6	7	5.6	124	345,000	365,457
June 2015	15	20.3	28	37.8	25	33.8	3	4.1	3	4.1	74	410,000	411,231
Year-to-date 2016	78	22.2	143	40.6	75	21.3	25	7.1	31	8.8	352	345,000	371,091
Year-to-date 2015	95	27.4	124	35.7	85	24.5	23	6.6	20	5.8	347	410,000	397,932
South Shore													
June 2016	8	12.7	13	20.6	20	31.7	5	7.9	17	27.0	63	-	866,627
June 2015	6	12.5	16	33.3	13	27.1	7	14.6	6	12.5	48	-	439,537
Year-to-date 2016	20	9.2	57	26.3	62	28.6	29	13.4	49	22.6	217	-	866,627
Year-to-date 2015	33	13.9	79	33.3	62	26.2	28	11.8	35	14.8	237	-	374,322
Vaudreuil-Soulanges													
June 2016	7	18.4	12	31.6	12	31.6	5	13.2	2	5.3	38	400,000	366,857
June 2015	14	30.4	11	23.9	8	17.4	8	17.4	5	10.9	46	-	376,749
Year-to-date 2016	24	21.4	38	33.9	31	27.7	11	9.8	8	7.1	112	400,000	366,857
Year-to-date 2015	32	26.2	26	21.3	25	20.5	19	15.6	20	16.4	122	-	334,966
Montréal CMA													
June 2016	38	15.4	82	33.3	69	28.0	22	8.9	35	14.2	246	400,000	450,107
June 2015	37	18.8	58	29.4	55	27.9	22	11.2	25	12.7	197	400,000	432,889
Year-to-date 2016	128	16.5	246	31.7	189	24.4	89	11.5	123	15.9	775	400,000	448,389
Year-to-date 2015	164	20.0	241	29.5	199	24.3	88	10.8	126	15.4	818	400,000	439,248

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2016						
Submarket	June 2016	June 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	291,771	n/a
Zone 27	356,116	410,670	-13.3	365,644	420,969	-13.1
Zone 28	-	-	n/a	-	-	n/a
Zone 29	449,529	414,484	8.5	449,529	394,056	14.1
Zone 30	-	-	n/a	-	337,776	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	373,954	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	444,424	n/a	-	358,966	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	866,627	436,744	98.4	866,627	436,744	98.4
Zone 38	-	-	n/a	-	300,000	n/a
Zone 39	366,857	376,749	-2.6	366,857	334,966	9.5
Montréal CMA	450,107	432,889	4.0	448,389	439,248	2.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
June 2016	2,170	2,532	14,521	362,239	6.7	354,029	8.5
June 2015	2,155	3,008	17,021	357,357	7.9	345,792	9.5
% Change	0.7	-15.8	-14.7	1.4	n.d.	2.4	n.d.
YTD 2016	14,145	22,203	16,731	351,420	7.1	n.d.	n.d.
YTD 2015	13,631	24,431	18,619	343,358	8.2	n.d.	n.d.
% Change	3.8	-9.1	-10.1	2.3	n.d.	n.d.	n.d.
CONDOMINIUMS*							
June 2016	1,073	1,972	12,511	295,266	11.7	279,656	13.6
June 2015	1,096	2,008	13,440	279,714	12.3	274,598	14.3
% Change	-2.1	-1.8	-6.9	5.6	n.d.	1.8	n.d.
YTD 2016	7,018	15,369	13,544	277,290	11.6	n.d.	n.d.
YTD 2015	6,546	15,862	14,008	271,038	12.8	n.d.	n.d.
% Change	7.2	-3.1	-3.3	2.3	n.d.	n.d.	n.d.
PLEX*							
June 2016	374	494	2,696	491,889	7.2	473,057	9.0
June 2015	357	516	2,925	459,344	8.2	464,778	10.1
% Change	4.8	-4.3	-7.8	7.1	n.d.	1.8	n.d.
YTD 2016	2,150	3,834	2,961	480,186	8.3	n.d.	n.d.
YTD 2015	2,027	4,043	3,196	466,014	9.5	n.d.	n.d.
% Change	6.1	-5.2	-7.4	3.0	n.d.	n.d.	n.d.
TOTAL							
June 2016	3,620	5,009	29,811	353,535	8.2	342,667	10.1
June 2015	3,611	5,546	33,473	341,219	9.3	335,249	11.1
% Change	0.2	-9.7	-10.9	3.6	n.d.	2.2	n.d.
YTD 2016	23,328	41,468	33,320	342,714	8.6	n.d.	n.d.
YTD 2015	22,221	44,409	35,902	333,499	9.7	n.d.	n.d.
% Change	5.0	-6.6	-7.2	2.8	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
June 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64	118.5	126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64	118.5	126.6	2,057	8.1	66.2	869
	June	561	3.14	4.64		126.2	2,054	7.8	65.9	874
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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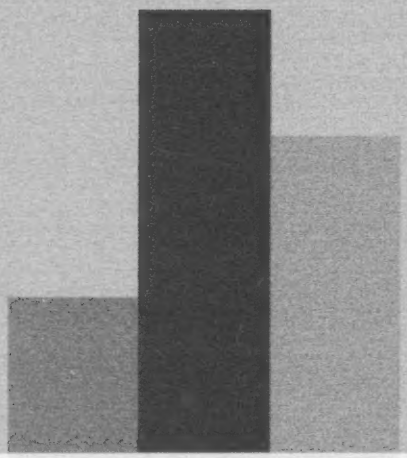

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